

Harbor Lights Estates Homeowners Association

Annual Membership Meeting Minutes

June 17, 2017

President Mary Jaffe opened the meeting at 1:10 p.m. In attendance were Treasurer Vanessa Lengyel; Chad Lengyel; Secretary Dan Ransom, PE; Brenda Ransom; past President Ken Farnen; Kelly Marsik; Todd Bridges; and Nancy Ecker.

President's remarks

Mary said that Map Your Neighborhood was a good effort and that we should carry this effort forward in the upcoming year.

Reading of the Minutes from 2016 annual meeting

Secretary Ransom read the minutes from the last annual meeting. Vanessa moved and Ken seconded that we accepted the meetings as read. The motion passed.

Counting the ballots

Brenda Ransom and Kelly Marsik counted the ballots. There were no candidates and write-ins for President, so Secretary Ransom agreed to be President for the next term. He said the office should be heavy on the preside, and less on the dent. Todd Bridges was elected Vice President. 19 ballots were returned. For Vice President there were 18 votes for Todd. For Secretary, we had one vote for Holly Banks and one for "Whomever is chosen"—this means two votes for Holly Banks.

What is an HOA?

Many people don't participate in our HOA because they don't know what it is. Mary presented a PowerPoint presentation on the HOA. The HOA is a legal entity, rules driven, to manage and maintain common areas, to enforce the covenants and conditions, and to make life better in our community. They are not to get trivial. Secretary Ransom will place this presentation on the HOA website: <http://www.harborlightsestates.org/>

Mailboxes

Key 4 for the parcel box is missing. Mary presented two new locks for the parcel box to VP Todd Bridges.

Solar Panels and Metal Roofs

We discussed amending the CC&Rs for allowing solar panels on roofs, and on allowing metal roofs (for fire safety).

Treasurer's report

Treasurer Vanessa Lengyel reported that now, we have D&O insurance at \$451 per year. Our balance is \$5,031.38. The total revenue is \$3,893.74. We paid landscape maintenance, D&O insurance, light-pole electricity, mailbox repairs, and bark for total expenses of \$3,764.34. We placed only \$120 to the reserve. HOA fees are \$96.80, due on July 1. There are fines for payments after September 1. We are catching up on the reserve fund. All reimbursements must have a receipt.

Map Your Neighborhood

Emergency preparedness is important to our community. Secretary Ransom presented the whys and benefits of the Kitsap County Department of Emergency Management program, "Map Your Neighborhood." The MYN program has a nine-step Neighborhood Response Plan that immediately helps us know what to do—both at home and in the neighborhood—to respond to injuries, leaking natural gas, and assisting people who might be alone and frightened. The process is proven, fun, and easy. We agreed that the organizing meeting will be Tuesday, August 15.

Annual membership meeting

The annual meeting is later in June, on the **third Saturday of June**. The next meeting is June 16, 2018. Mark your calendar now.

New business

Some bushes and trees are growing over the road and obscuring the safety sight lines for drivers. Other places on the loop you have to drive in the center of the road to avoid smashing into the bushes. Please be aware of overgrowth and remove the offending vegetation.

Please be neighborly and drive slowly around the loop. The maximum speed is 20 mph. We have lots of new, young children on the loop who are not watching out for you.

The last, vertical-post, mailbox shelter at the Shafer's has not been repurposed or removed. Some neighbors are curious as to the next step for this structure.

Lot 1 has some landscaping challenges. There has been great progress (for which everyone is glad), but dirt needs to be moved, and grass cut along Lidstrom Road. Outgoing President Jaffe will send a letter requesting action. Incoming President Ransom will follow up.

Adjourn

We adjourned the meeting at 2:30 p.m.